

**MINUTES OF
FAUQUIER COUNTY TRANSPORTATION COMMITTEE
FEBRUARY 27, 2002**

Members Present: William P. Jones, Chairman; Matthew Smith, Vice-Chairman; Harry Atherton; Ann McCarty; Per Bang-Jensen; Gary Christie; R. E. Moore and Liz Cook.

Members Absent: Laurence Mason and Sam Poles

Guests Present: Bill Weber; Anne Michael Moorhead; David Cubbage (VDOT); Cynthia Gulledge; Wendy West; Larry Lehman; and John Callow (Patton, Harris and Rust).

Staff Present: Fran Williams

William Jones suggested that the order of the agenda items be changed to accommodate the visitors in attendance. All members were in agreement.

1. Receive an Update on Taking the Baldwin Ridge Subdivision Roads Into State System – South Run Road, Honeysuckle Road and Valley Drive. (Item #2)

Bob Moore discussed the cost estimate to accept the Baldwin Ridge Subdivision Roads into the State system. Honeysuckle Road (775') - \$77,500.00; Valley Drive (951') - \$95,100.00; and South Run Road (1,515') - \$151,500.00. Since South Run Road runs along a creek there may be additional costs involved with Wetland Mitigation, which is fairly expensive. An alternative might be to access the area from another direction.

Wendy West expressed concerns about future problems the New Baltimore Business Park may cause by using a nearby site for sanitary sewer lines that will be run to the Vint Hill sewage plant.

Liz Cook stated that Paul McCulla, the County Attorney, has sent out the necessary information to a title company to look at the deeds in order to determine the status of the right-of-way. He should have information in approximately two (2) months. **(ACTION ITEM – APRIL MEETING)**

Wendy West stated that she would provide a petition with signatures of the residents of Baldwin Ridge Subdivision in support of having the roads accepted into the State system. **(ACTION ITEM – APRIL MEETING)**

Bill Jones asked if anything had been done to improve the line of sight on these roads. Bob Moore stated he would have VDOT trim some of the limbs and vegetation along South Run Road in order to improve the line of sight. **(ACTION ITEM – APRIL MEETING)**

Larry Lehman asked how the cost to bring these roads up to State standards per mile and residence compares with other potential road projects. Bob Moore stated that the price is based on approximately \$100.00/foot. If a road is in good condition, the price goes down. Mr. Moore noted that the roads in Springdale Subdivision would cost approximately one half of this figure since they are flatter and the residents have maintained them over the years. Per Bang-Jensen asked about the number of residents and vacant lots within the Baldwin Ridge Subdivision. Wendy West stated there are currently ten (10) houses and approximately ten (10) vacant lots.

Per Bang-Jensen expressed concerns about County taxpayers having to pay approximately \$324,000.00 to improve the roads for ten (10) residents and possibly a total of twenty (20) future residents. Mr. Bang-Jensen questioned the fairness of having taxpayers who paid more to purchase their homes on roads, which were already State maintained, to fund the request of the residents of Baldwin Ridge Subdivision to bring these roads up to State standards, which would ultimately increase their value. Mr. Bang-Jensen stated that the question is "Should we collectively agree to transfer payments, which could be used for public safety and other items to fund this request?"

Larry Lehman stated that he realizes there are other projects much further ahead than this request, but he asked if there is a chance of having these roads accepted into the State system. Bill Jones stated that the residents must meet all of the qualifications to get on the Committee's list. After the request gets on the list all the things being discussed will determine where it should go in regard to priority.

Wendy West stated that she believes there is a dedicated right-of-way and these roads should have been taken over by the State years ago. Per Bang-Jensen stated that if this is correct, then the Committee has a totally different obligation. Bill Jones stated that the Committee has to look at each individual case on its own merit. Liz Cook asked if there is a homeowner's association. Larry Lehman responded that there is no homeowner's association for this subdivision.

2. *Consider Request for "Watch for Children" Signs on Chestnut Oak Lane – David Gilchrist. (Item #3)*

David Gilchrist was not present at the meeting, but Bill Jones noted that this is the street he lives on and the residents are concerned about the safety of the children on this street. While there are adequate speed limit signs posted, most motorists ignore them.

On motion made by Bill Jones and seconded by Matthew Smith it was moved to send a resolution to the Board of Supervisors requesting a "Watch for Children" sign on Chestnut Oak Lane. The motion carried unanimously.

3. *Discuss Speeding Concerns Along Zulla Road – Suzanne Lamb. (Item #4)*

Suzanne Lamb, who lives on Zulla Road, expressed concern about motorists speeding along Zulla Road which goes toward Middleburg. Ms. Lamb presented the Committee with a copy of petitions she has gathered from residents along this road who share her concerns. Ms. Lamb stated that is extremely dangerous for residents and farm machinery to enter and exit driveways. Many of these residents have teenage drivers and are very concerned since there have been numerous accidents as well as property damage along this road. Bob Moore stated that he will talk with the Sheriff's Office and review the status of this road with VDOT. Ms. Lamb stated that the Sheriff's Office has had officers using radar on this road, but they won't ticket motorists unless they are going ten (10) to fifteen (15) miles per hour over the speed limit. She has been told the speed limit on roads not posted is 55 miles per hour, so the motorists who are speeding on Zulla Road would have to be going 65 to 70 miles per hour before they are ticketed and this is entirely too fast for a country road. She further stated that the passing zones on Zulla Road are unsafe. They are in front of four farm entrances, a bus stop and one intersecting road. She has also noticed increased truck traffic and mentioned that these trucks could possibly be using Zulla Road as a way of avoiding the Route 17/50 restrictions on large trucks. The residents of Zulla Road would like to see the speed limit reduced to a maximum of 45 mph; the elimination of passing zones; and a restriction on oversize through truck traffic.

Bob Moore will review this situation and give the Committee additional information at the next meeting and call Ms. Lamb with his findings.

4. *Receive on Overview of the Proposed Suffield Meadows Continuing Care Facility – Michael Moorhead. (Item #5)*

Gary Hill (AML Development Corporation), the contract owner of the proposed Suffield Meadows Continuing Care Facility, and John Callow of Patton, Harris & Rust, the project's traffic engineers, presented an overview of what is being proposed. Mr. Hill stated that this would be a gated and age-restricted (55 years and older) community. Mr. Hill is requesting Special Exception approvals to allow for the establishment of a continuing care facility and to construct a private sewage treatment facility. There is also an associated Comprehensive Plan Amendment application to extend public water beyond the New Baltimore Service District boundary. The proposal calls for the construction of 50 cottage units, 32 condominium units in two buildings, 39 duplex units in 15 structures and a 40-bed assisted living facility on 120 acres at the intersection of Route 29 and Route 673 north of Warrenton and adjacent to the Snow Hill residential community.

Mr. Hill stated that he has meet with VDOT in order to solve any safety issues involving Route 29 (Lee Highway). He has agreed to move the main entrance of the facility to line up with Baldwin Street, which would allow for the closure of three (3) median breaks without turn lanes. Secondary access would be off Fosters Fork Road. He has further agreed to contribute \$40,000.00 toward the signalization of the intersection of the project entrance (Baldwin Street) and Route 29. Mr. Hill further stated that he has been in contact with Loudoun Transportation Authority to discuss the feasibility of having a Circuit Rider bus travel, on a daily basis, from downtown Warrenton to the Suffield Meadows community.

Bill Jones asked about proposed setbacks for the community from the road and from Snow Hill. Mr. Hill stated that, with a Special Exception, the Zoning Ordinance calls for a minimum of 100' setbacks and their easement is approximately 800' from the property lines in Snow Hill.

Dave Cabbage (VDOT) stated that Mr. Hill has agreed to move the buildings back as far as he can, which will assist in future design so as to eliminate the added impact of dealing with the buildings. At this time the 35' dedication serves the immediate need of adding a third lane.

Bob Moore stated that in the near future (5 – 10 years) something will need to be done with the Route 673 offset and the two (2) crossovers, which are very close together.

5. *Discuss the County Primary and Secondary Road Fund "Revenue Sharing Program". (Item #6)*

Bob Moore discussed the "Revenue Sharing Program" which, according to a handout provided by Liz Cook, allows VDOT to provide State funds to match local funds for the construction, maintenance and improvement of primary and secondary highways within the County. This money may also be used for the addition of subdivision streets otherwise eligible under Section 33.1-72.1, *Code of Virginia*. Such a cooperative program between local governments and VDOT allows for an increased number of road improvements throughout the Commonwealth. In the current fiscal year, 45 counties chose to participate in the Revenue Sharing Program providing \$30 million for additional improvements to the primary and secondary systems statewide.

Bob Moore pointed out that the deadline for applying for these funds is March 30, 2002. Per Bang-Jensen stated that the Committee should be sure to get this valuable information to the right people so that they can apply. ***Harry Atherton will discuss this matter with Bob Lee, County Administrator, and Rick Carr, Director of Community Development.***

6. ***Receive an Update on the Status of VDOT's Construction Program. (Item #7)***

Bob Moore stated that the General Assembly is still working on the budget, which should be completed by March 8, 2002. Once this is received VDOT will have a better idea of which projects will be affected. Mr. Moore noted that the Route 688 Carter's Run Bridge should be kept on track because of its condition, but some other projects such as a bridge near Conde (Route 747); Moss Hollow (Route 728) and engineering work near Airlie could be delayed until next year. VDOT is taking measures to slow up the awarding of some contracts until the budget has been finalized. ***Bob Moore will provide the Committee with a revised final plan at the next meeting, if it is available.***

7. ***Discuss Design Concerns for the Proposed Route 17/28 Interchange. (Item #8)***

Bob Moore provided the Committee with a map showing the proposed Route 17/28 interchange. VDOT still anticipates moving ahead with a Public Hearing. The date for this will not be set until after May 8, 2002. Mr. Moore stated there is a difference of opinion as to whether this interchange should be constructed. Some of the commercial property owners have expressed concerns about the impact of the traffic flow near the shopping center, Quarles, 7-11 and McDonald's. The proposed project would block an entrance to Quarles and 7-11 from Route 28 and customers entering the shopping center would have to travel approximately 900' further north.

Matt Smith inquired about the Board of Supervisors' position on this project. Harry Atherton stated there is a resolution from the Board asking VDOT to hold off on this project. Liz Cook stated that the Planning Commission held a Public Hearing about updating the Comprehensive Plan to change the status of the intersection. The Planning Commission has not acted on this.

Bill Jones asked who works on future plans for the County. Bob Moore stated that VDOT and County Staff usually work together on this.

8. ***Discuss the Transportation Committee Process for Requests That Private Roads Become Part of the VDOT Secondary Road System for Maintenance. (Item #9)***

Bob Moore discussed a handout he provided at the January meeting concerning additional information about the process for requests that private roads become part of VDOT's Secondary Road System. Bill Jones stated that he would like to see this information put in the form of a flowchart so that as the necessary steps are completed, this can be noted so as to keep better track of what steps have been taken and what still needs to be done. When all components have been completed, then it would be eligible to go on the Committee's list. ***Liz Cook and Fran Williams will work with Bill Jones and Paul McCulla to design a flowchart compiling this information.*** Matthew Smith stated this should be kept as simple as possible. Harry Atherton stated that sometimes citizens come to the Committee and say the right-of-way is there and then it becomes the responsibility of the County Attorney, which is time-consuming and an expense to the County. Mr. Atherton feels the citizens should do the leg work. Per Bang-Jensen agreed, stating that the County is spending a disproportionate amount of time on these requests. Liz Cook stated that she sees numerous subdivision applications with private streets because it allows the developer to save money upfront and then, at some future time, many of these may be proposed for acceptance into the State system. Ms. Cook further stated that it is also reasonable to put some of the expense on those who make these requests for acceptance into the State system. Per Bang-Jensen suggested taking a one-year hiatus on private streets if VDOT's budget is cut substantially.

9. *Receive an Update on Tuckers Lane, Greenbrier Road and Woodlawn Lane; Enon School Road and Wesley Chapel Road. (Item #10)*

Bob Moore stated that the short section of Tuckers Lane is approximately 0.10 mile (528'±) in length. The estimated cost for VDOT to accept this road into the State system is \$67,800.00. Mr. Moore stated that there is some obligation from a few years ago. Per Bang-Jensen said the Committee should look at exactly what the Board of Supervisors said. ***Liz Cook and Bob Moore will look into this and provide the Committee with a copy of the Board of Supervisors' minutes showing what was discussed.***

Bob Moore stated that VDOT does have the funding to accept Greenbrier Road and Woodlawn Lane in the Springdale Subdivision. Mr. Moore will double-check the length of these roads.

Liz Cook updated the Committee on Enon School Road and Wesley Chapel Road. Ms. Cook stated that she and Paul McCulla, County Attorney, will go to the Board of Supervisors in March with a resolution directing Staff to give notice of the abandonments. Ms. Cook stated that the Commonwealth Transportation Board would have to be notified and the property must be posted.

10. *Approval of January 30, 2002 Committee Meeting Minutes. (Item #12)*

Bill Jones suggested that the minutes be the first item on next month's agenda. All members were in agreement.

11. *Election of Officers (Item #1)*

Bill Jones stated that the election year normally runs from July 1st through June 30th. However, Mr. Jones stated that he may have to resign from the Committee in May if he is appointed Lions District Governor. Mr. Jones opened the floor for Chairman and Vice-Chairman nominations.

On nomination made by Per Bang-Jensen and seconded by Harry Atherton, it was moved to appoint Matthew Smith as Chairman. All members were in agreement.

On nomination made by Harry Atherton and seconded by Ann McCarty, it was moved to appoint Per Bang-Jensen as Vice-Chairman. All members were in agreement.

Per Bang-Jensen expressed the entire Committee's appreciation to Bill Jones for the outstanding job he has done while serving in the capacity of the Committee's Chairman.

12. *Other Items (Item #11)*

Ann McCarty stated that Bob Sinclair, Planning Commission member, has some safety concerns about Old Alexandria Turnpike. The one lane bridge off Route 29 near Snow Hill has become a safety issue because of the amount of increased traffic. Ms. McCarty stated that the Committee may want to consider doing something with this bridge in the future. Bob Moore stated that he will look into the situation.

There being no further business, the meeting was adjourned at 9:40 P.M.